



THE STORY OF

# Staithe House

*Brancaster, Norfolk*

SOWERBYS



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# Staithe House

4 Town Farm Close, Brancaster Norfolk  
PE31 8BQ

Substantial Detached House

Five Double Bedrooms

Central Brancaster Location

Private Road

Integrated Double Garage

South-Facing Garden

Farmhouse Family Kitchen

Far Reaching Country Views

Sun Room

Two Reception Rooms

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“We’ve loved living here so much. The warm kitchen, cosy evenings by the fire and the sound of geese flying by: it’s been perfect.”

Designed and built just over 20 years ago, Staithe House is perfectly positioned within Town Farm Close. It has a south facing garden to the rear, ensuring that all the living and entertaining rooms are flooded with natural light throughout the day.

Whilst the house is double fronted with the main front door giving access to the house via an enclosed entrance porch, the day-to-day entrance for everyone, except formal guests, is at the side of the house. This entrance takes you straight into the large boot and utility room.

This room naturally leads through to the hub of every home: the kitchen. Here at Staithe House, it does not disappoint.

Firstly, the kitchen is a very generous space with a granite-topped island which is ideal for food preparation. It has an Aga oven and a butler’s sink and the space and feel of a farmhouse kitchen. There is ample room for a large table, ideal for cosy suppers, and there are three sets of doors out to the garden, so it is light and airy in the summer months.

From the kitchen you walk through to the central reception room and living space, which is arranged around a log burning stove and is the perfect place to snuggle down in the winter months.

There are two sets of french doors out to the south-facing sun room, currently used as a playroom, as well as a further set which lead you through to the formal dining room.

At the other end of the house there are two ground floor bedrooms, one with an en-suite bathroom - which is perfect for guest accommodation, away from the rest of the family.



“Our kitchen was designed for entertaining. It’s also a versatile space with glorious views into the garden and the field beyond.”



Upstairs there are three further large double bedrooms with the principal suite having an en-suite bathroom while the other two share the family shower room.

“The glimpse of blue sea from the upstairs bedroom is lovely.”

Whilst the current owners never had need of the extra space, there is very obvious potential to create further bedrooms on the second floor should you wish - subject to the relevant permissions - and such rooms would also benefit from sea views.

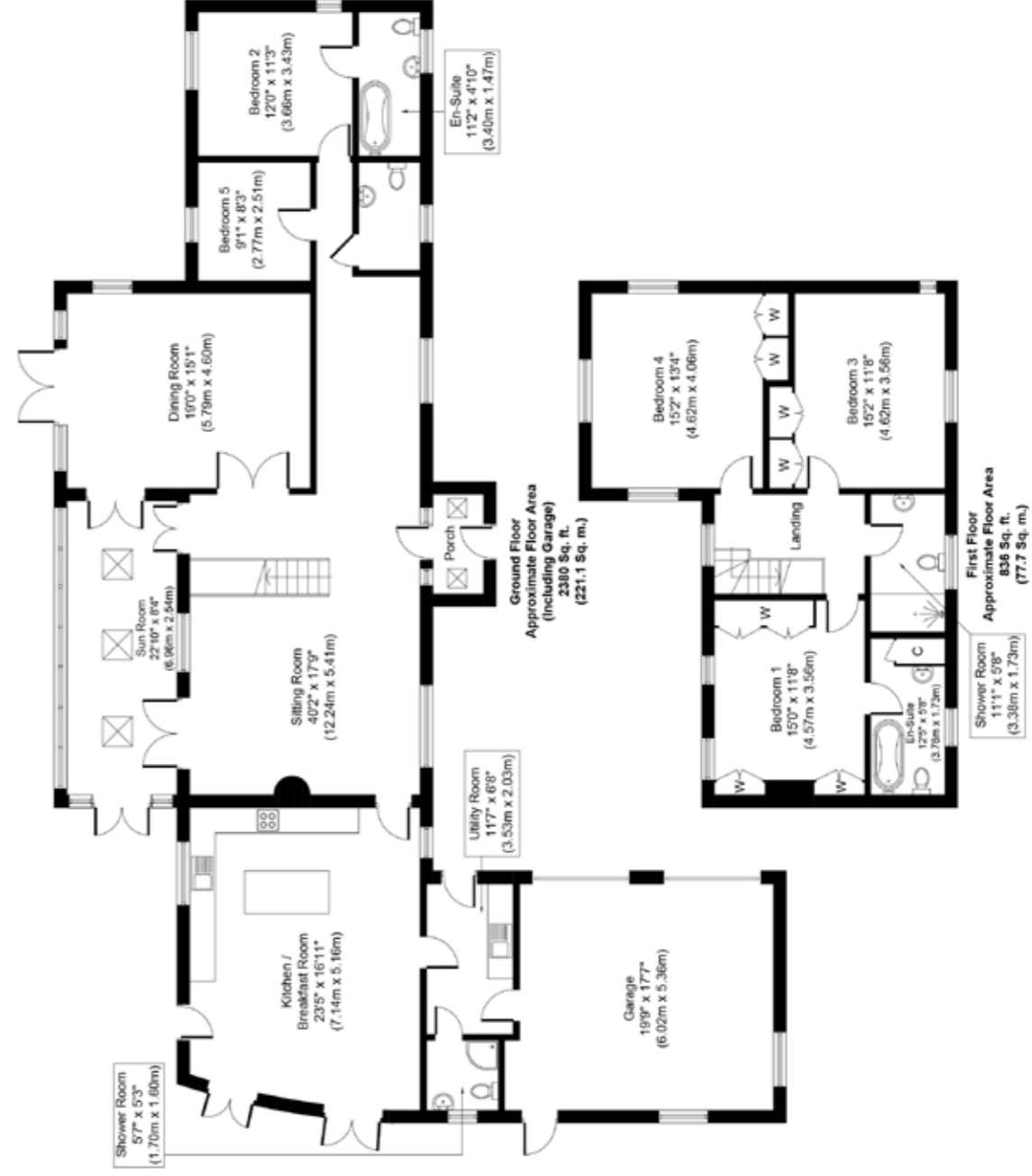




Outside, and to the front, there is secure gated parking for several cars, as well as an adjoining and integrated double garage.

The rear has a garden which is completely enclosed, very private, south-facing and mostly laid to lawn so very easy to maintain. In addition there is a separate summer house that has been positioned to sit outside and enjoy the sun setting off to the west.

Staithe House has been in the same family ownership since it was built, firstly enjoyed as a second residence but more recently it has been a main home. As such, this family has absolutely loved its central location with all that the North Norfolk coast and, more specifically Brancaster, has to offer - along with the perfect family space this house provides.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



# Brancaster

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated within an Area of Outstanding Natural Beauty, it's easy to see why Brancaster is one of the most sought after villages on the north Norfolk coast with its heritage coastline and fine sandy beaches.

It's a lively village all year round, popular for sailing and watersports, and with a thriving fishing community. Justly famous for its mussels, seafood from Brancaster can be found in many of the local shops and restaurants, as well as much further afield. The village has a very good public house, The Ship, and there is also a village hall, a shop and a club, and for its young residents, a primary school and play area. The Royal West Norfolk Golf Club is at Brancaster with its fine links course which overlooks the stunning, sandy beach.

Brancaster Beach is home to the shipwreck of the SS Vina, visible from the coast. Built

in 1894 she spent her working life travelling the Baltic Trade routes before she was requisitioned for the war effort in 1940, when she was used as target practice by the RAF prior to the Normandy landing. On the outskirts of the village is the site of a Roman fort, Branodunum, one of 11 forts built along the south and east coasts to control shipping and trade in the 3rd century. Nearby Barrow Common is also wonderful to explore, with superb walks, a diverse range of plants and wildlife, and fantastic elevated views of the coast.

Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants, and for supermarkets and other amenities, Hunstanton and Wells-next-the-Sea are both within 20 minutes' drive. For when you don't want to drive, the regular Coastliner bus will take you to King's Lynn in the west, and along the coast eastwards to Wells-next-the-Sea, perfect for a day of exploring!



Note from the Vendor



“Living here has been so amazing. The house, and Brancaster itself, has been a sanctuary.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 0433-3921-8209-4002-8204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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# SOWERBYS



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